

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN TRANSNATION TITLE AGENCY COMMITMENT FILE NO. 395186LKS, WITH A COMMITMENT DATE OF DECEMBER 08, 2022 AT 8:00 A.M.

LEGAL DESCRIPTION

LOTS 138, 139, 140, 141, 142, 143 AND 144, KINGMAN TERRACE, EMMETT TOWNSHIP, CALHOUN COUNTY, MICHIGAN, AS RECORDED IN LIBER 6 OF PLATS, PAGE 13.

EXCEPTING THEREFROM: THAT PART OF LOTS 138, 139 AND 140 OF SAID KINGMAN TERRACE, EMMETT TOWNSHIP, CALHOUN COUNTY, MICHIGAN, AS RECORDED IN LIBER 6 OF PLATS, PAGE 13, LYING SOUTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF US-12 HIGHWAY, SAID NORTHERLY RIGHT OF WAY LINE BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS SOUTH 0°50'40" WEST ALONG THE EAST LINE OF SECTION 18, TOWN 2 SOUTH, RANGE 7 WEST, EMMETT TOWNSHIP, CALHOUN COUNTY, MICHIGAN, 328.69 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 18; THENCE SOUTH 59°09'40" WEST 1124.19 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3779.10 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 1103.13 FEET TO A POINT OF TANGENCY; THENCE SOUTH 75°53'10" WEST 467.65 FEET; THENCE NORTH 67°01'00" WEST 257.04 FEET TO THE POINT ON THE CENTERLINE OF THE EXISTING NORTH AND SOUTH HIGHWAY, WHICH POINT IS 220 FEET NORTHERLY MEASURED ALONG SAID CENTERLINE FROM THE INTERSECTION OF THE CENTERLINE OF SAID EXISTING NORTH AND SOUTH HIGHWAY WITH THE CENTERLINE OF US-12.

THE LAND DESCRIBED ABOVE IS THE SAME LAND DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO. 395186LKS, WITH A COMMITMENT DATE OF DECEMBER 08, 2022 AT 8:00 A.M.

NOTES CORRESPONDING TO SCHEDULE B

10 — RESTRICTIVE COVENANTS (DEQ) AS RECORDED IN LIBER 1888, PAGE 118. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

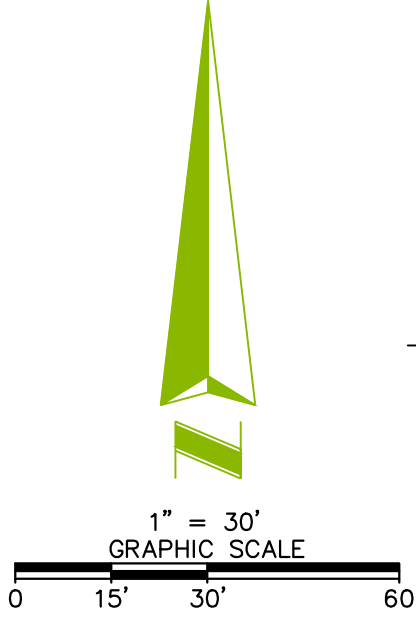
11 — TERMS, CONDITIONS AND PROVISIONS WHICH ARE RECITED IN THE HIGHWAY EASEMENT RELEASE RECORDED IN LIBER 449, PAGE 173. (EXCEPTING THEREFROM — AFFECTS, SHOWN HEREON FOR REFERENCE)

LEGEND

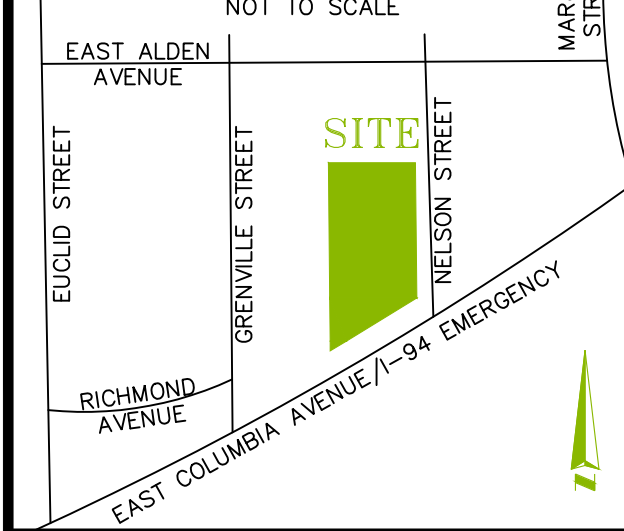
- (M) MEASURED/CALCULATED DIMENSION
(R) RECORD DIMENSION
N/F NOW OR FORMERLY
R/W RIGHT-OF-WAY
C/L CENTERLINE
CC CONCRETE
CCS CONCRETE STAIRS
NG NATURAL GROUND
GP GAS PUMP(S)
DA DUMPSTER AREA
- FOUND MONUMENT AS-NOTED
○ SET MONUMENT AS-NOTED
○ COMPUTED POINT
○ POWER POLE
○ GUY ANCHOR
○ LIGHT POLE
○ AIR CONDITIONER
○ CABLE PEDESTAL
○ GAS WELL
○ CLEANOUT
○ SANITARY MANHOLE
○ DRAINAGE INLET
○ GRATED INLET
○ MANHOLE
○ BOLLARD
○ SIGN
○ HANDICAP PARKING
○ NO PARKING AREA
- BOUNDARY LINE
- - - RIGHT-OF-WAY LINE
- - - CENTERLINE
- - - OVERHEAD POWER LINE
- - - FENCE LINE

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT TIME OF ALTA SURVEY.



VICINITY MAP



SHEET 1 OF 1

LAND AREA

TOTAL AREA:
36,552 SQ. FEET ±
0.839 ACRES ±

PARKING

REGULAR= 27
HANDICAP= 1
TOTAL= 28

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 26025C0191C, WHICH BEARS AN EFFECTIVE DATE OF 04/04/2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTHERN ZONE, NAD83-2011, AS MEASURED ALONG THE NORTH LINE OF THE SUBJECT PROPERTY WHICH BEARS S89°59'50"E PER GPS COORDINATE OBSERVATIONS
LATITUDE: 42°18'07.8795"
LONGITUDE: -85°09'47.0348"
CONVERGENCE ANGLE: 00°32'31.1011"

GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO EAST COLUMBIA AVENUE/1-94 EMERGENCY & NELSON STREET, EACH BEING A DEDICATED PUBLIC STREET OR HIGHWAY.
5. THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. THERE WERE NO APPARENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER, ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
12. THE FOLLOWING ITEMS, IF ANY, ARE PLOTTED ON THE SURVEY TO THE EXTENT REFERENCED ON THE APPLICABLE TITLE COMMITMENT: (I) ALL PLOTTABLE AREAS DENOTED IN THE RECIPROCAL EASEMENT AGREEMENTS AND (II) THE BOUNDARY LIMITS ONLY OF ALL OFFSITE APPURTENANT EASEMENTS.
13. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF EAST COLUMBIA AVENUE/1-94 EMERGENCY AND NELSON STREET, WHICH IS APPROXIMATELY AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
14. THE FOLLOWING ITEMS, IF ANY, ARE PLOTTED ON THE SURVEY TO THE EXTENT REFERENCED ON THE APPLICABLE TITLE COMMITMENT: (I) ALL PLOTTABLE AREAS DENOTED IN THE RECIPROCAL EASEMENT AGREEMENTS AND (II) THE BOUNDARY LIMITS ONLY OF ALL OFFSITE APPURTENANT EASEMENTS.

ALTA/NSPS LAND TITLE SURVEY

AEI JOB # 470524
EAST COLUMBIA AVENUE
(1265 EAST COLUMBIA AVENUE)
CALHOUN COUNTY BATTLE CREEK, MICHIGAN 49041

SITE PICTURE



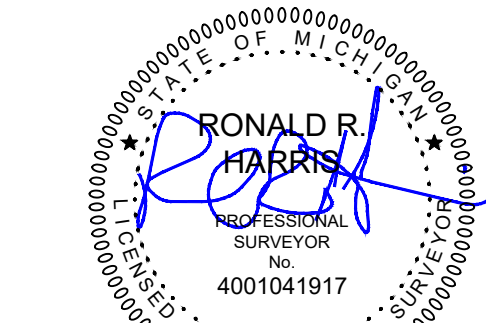
COORDINATED BY:

AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA, 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE

TO: TRANSNATION TITLE AGENCY; FIDELITY NATIONAL TITLE INS. CO.; FIFTH THIRD BANK, NATIONAL ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS; SW MICHIGAN MANAGEMENT, LLC; SW MICHIGAN COMMERCIAL PROPERTIES, LLC;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/25/2022. DATE OF PLAT OR MAP: 11/01/2022.



DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
12/20/22	CLIENT COMMENTS/TITLE	YGM	22-9865
12/21/22	CLIENT COMMENTS	TPN	SCALE: 1" = 30'
12/22/22	CLIENT COMMENTS	BLR	DRAWN BY: YGM
01/10/23	CLIENT COMMENTS	BLR	APPROVED BY: CJF

SURVEYED BY:

BLEW & ASSOCIATES, P.A.
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